(c) whether some safeguards against such malpractices are required since Bangalore is poised to become the biggest city in India?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN): (a) to (c) Information is being collected and will be laid on the Table of the House.

Spurt in prices of real estate

1946. DR. (SHRIMATI) NAJMA A. HEPTULLA: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether Government are aware of the spurt in the prices of real estate in Delhi, the NCR or for that matter in several major cities of the country over the past one year;

lb) whether Government have taken cognizance of this trend;

(c) if so, Government's assessment of the situation; and

(d) the remedial steps his Ministry propose so that the real estate prices do have a relation to the intrinsic worth of the property and the boom in real estate that has crept in is checked and retained at reasonable levels?

THE MINSITER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN): (a) to (d) The Central Government do not regulate/control prices of land in Delhi/other areas. The property prices are generally determined by the market forces. It is reported that the land prices in Delhi/nearby areas have risen during the last two years due to various factors including growth in economy, less supply compared to demand, easy availability of housing loan, easy financing of housing projects, change from leasehold into freehold, infrastructure improvements such as better connectivity through Delhi Metro Rail Corporation ensuing Commonwealth Games etc.

Mixed land use under MPD-2021

1947. SHRI MOTIUR RAHMAN: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether Master Plan for Delhi (MPD)-2021 proposes certain provisions for mixed land use in residential areas and if so, the details thereof;

(b) the measures proposed in MPD-2021 to ensure quality living of residents of Delhi in view of declaring mixed land use in residential areas; and

(c) the details of the action proposed to be taken against the land/ property owners in case of violation of the provisions of MPD-2021 ?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN): (a) Yes, Sir. The Delhi Development Authority (DDA) has informed that to meet the growing demand of commercial activities and to overcome the shortfall of available commercial space, the provisions for mixed use in residential areas have been envisaged in Master Plan for Delhi (MPD) 2021 adhering to the requisites of the environment, while achieving better synergy between workplace, residence and transportation. 2183 streets have been notified by the Government of National Capital Territory of Delhi (GNCTD) *vide* notification dated 15.9.2006 for local commercial and mixed use activities. Small shops of daily needs have also been permitted on ground floor, in residential areas.

(b) The governing principle of Mixed use envisaged in the MPD 2021 is to achieve a balance of the socio-economic need for commercial and other activity with their environmental impact in residential areas With this principle in view, trade in polluting, obnoxious or hazardous items/activities is prohibited in mixed use streets. Provisions for traffic circulation and parking are envisaged under mixed use policy. The notification of mixed use/commercial streets and areas entail assessment of additional requirement of civic amenities and provision for traffic circulation and parking. Provisions have also been made for levy of charges for augmentation of civic infrastructure in such mixed use areas.

(c) Action in respect of the violations of the provisions of MPD-2021 is as per the relevant Acts and Rules in force.

International Karate Championship, Kathmandu

†1948. SHRI SATYAVRAT CHATURVEDI:
SHRI MOTILAL VORA

Will the Minister of YOUTH AFFAIRS AND SPORTS be pleased to state:

†Original notice of the question was received in Hindi.